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| Application Number: P/16/060/FUL | **Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 2015** |
| Screened by: Mrs Lisa WaltonSenior Officer: Planning and Development ManagementOn: 27th July 2016 |

**This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs**

1. The characteristics of development must be considered having regard in particular to:

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| a) the size of the development; | The red line site area covers 0.10 hectares. The redundant agricultural buildings cover an area of around 290m2 (0.02ha). The majority of the 0.10 hectares will be retained as garden space, some will be used for car parking and other areas will be hard landscaped, or are already hard landscaped.  |
| b) the accumulation with other development; | The proposal will bring forward 4 additional residential units of accommodation in addition to the 5 units of accommodation at this site. This will total 9 units of residential accommodation through the re-use of redundant agricultural buildings. |
| c) the use of natural resources; | The proposal will use some natural resources but this will be limited due to the nature of converting buildings. |
| d) the production of waste; | There will be some production of waste through the removal of elements of the building and replacing them. This will result in a moderate amount of waste. |
| e) pollution and nuisances; | The production of pollution and nuisances is likely to be limited to the construction phase. The post-completion and occupation phase could result in greater vehicular movements both by private cars and deliveries/refuse collection but in an area that is well related to an existing small number of properties. |
| f) the risk of accidents, having regard in particular to substances or technologies used. | Low risk of accidents |

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

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| a) the existing land use; | The existing land use is agricultural/residential in nature |
| b) the relative abundance, quality and regenerative capacity of natural resources in the area; | Outside the site there is a high abundance of high quality natural resources, both coastal at countryside of both designated international importance and local nature reserves. |
| c) the absorption capacity of the natural environment, paying particular attention to the following areas:1. Wetlands;
2. Coastal zones;
3. Mountain and forest areas;
4. Nature reserves and parks;
5. Areas classified or protected under Member states’ legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b);
6. Area in which the environmental quality standards laid down in Community legislation have already been exceeded;
7. Densely populated areas;
8. Landscapes of historical, cultural or archaeological significance;
 | The Higher Moors and Porth Hellick Pool SSSI is located around 150 metres to the south with the south element of the site being included for a septic tank. The worst case scenario of a septic tank being located on the south side of this land, would mean it would be within around 65m of the SSSI. The SSSI also aligns closely with the ACA area which is at its closest point also 150m to the south of the application site. There is a record of a findspot between the ACA and the site, which is a large quern stone and part of another. The absorption capacity of the natural environment is considered to be high.  |

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

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| a) The extent of the impact (geographical areas and size of the affected population); | The impact will be limited to the buildings and the loss of a small area of surrounding land, which is likely to have been last used for agricultural and some domestic use associated with Holy Vale Farmhouse. A small number of existing residents live within the Holy Vale and Maypole area. |
| b) The trans-frontier nature of the impact; | There will not be any trans-frontier impacts |
| c) The magnitude and complexity of the impact; | Low |
| d) The probability of the impact; | Low |
| e) The duration, frequency and reversibility of the impact. | The proposed dwellings would be permanent and irreversible. |

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Q1 Is it a major development which is of more than local importance?

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Q2 Does it affect a particularly environmentally sensitive or vulnerable location?

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Q3 Does it have unusually complex and potentially hazardous environmental effects?

**Conclusion**

Not Required

Environmental Impact Assessment